

RESOLUTION NO. CZAB14-5-02

WHEREAS, JANIS H. BARROW, ET AL applied for the following:

- (1) Applicant is requesting approval to permit four proposed sites with the following areas: 2.8, 2.55, 2.54 and 2.29 gross acres. (The underlying zoning district regulations require 5 gross acres per site)
- (2) Applicant is requesting approval to permit a barn spaced 4' from a carport. (The underlying zoning district regulations require spacing of 10').

Approval of such requests (above) may be considered under §33-311(A)(14) (Alternative Site Development Option), or under §33-311 (A)(4)(c) (Alternative Non-Use Variance) (Ordinance # 02-138).

Plans are on file and may be examined in the Zoning Department entitled " Boundary Survey," as prepared by Mojarena & Associates, dated revised January 29, 2002 and consisting of 2 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south ½ of the NW ¼ of the SE ¼ of the SW ¼ of Section 26, Township 56 South, Range 38 East, LESS the west 25' for Right-of-Way. **AND:** The north ½ of the NW ¼ of the SE ¼ of the SW ¼ LESS the north 205' of the west ½ of the north ½ of the NW ¼ of the SE ¼ of the SW ¼ of Section 26, Township 56 South, Range 38 East, **TOGETHER** with the north 205' of the west ½ of the north ½ of the NW ¼ of the SE ¼ of the SW ¼ LESS the north 25' and LESS the west 25' for right-of-way, Section 26, Township 56 South, Range 38 East.

LOCATION: 26025 & 26145 S.W. 194 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requests (Items #1 & 2) would meet the standards of the alternative site development option zoning regulation, and so promote the objectives of creative urban design, infill development and redevelopment and/or preservation and enhancement of property values, and would not contravene the public interest standards enumerated in such regulation, with the result

that the public interest served by the underlying zoning district regulations and the CDMP will be commensurately served, and

WHEREAS, a motion to approve Items #1 & 2 under §33-311(A)(14), the Alternative Site Development Option, was offered by Curtis Lawrence, seconded by Wilbur B. Bell, and upon a poll of the members present, the vote was as follows:

Samuel L. Ballinger	absent	Don Jones	nay
Wilbur B. Bell	aye	Curtis Lawrence	aye
Mabel G. Dijkstra	aye		
Charlie McGarey		nay	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 14 that the requested application be and the same is hereby approved, subject to the following conditions:

1. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Boundary Survey," as prepared by Mojarena & Associates, dated revised January 29, 2002 and consisting of 2 pages
2. That the applicant apply for and obtain a building permit and all requisite inspections for the existing barn and carport from the Building Department within 120 days after final public hearing approval of this application, unless a time extension is granted by the Director of the Department of Planning & Zoning.
3. That all the existing structures within the zoned right-of-ways be removed within 120 days after final public hearing approval of this application, unless a time extension is granted by the Director of the Department of Planning & Zoning.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 25th day of September, 2002.

Hearing No. 02-4-CZ14-1
nr

**This resolution was transmitted to the Clerk of the Board of County Commissioners on the 25th
DAY OF OCTOBER, 2002.**

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB14, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB14-5-02 adopted by said Community Zoning Appeals Board at its meeting held on the 25th day of September, 2002.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 25th day of October, 2002.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL





DEPARTMENT OF PLANNING AND ZONING

MAIN OFFICE

111 NW 1 STREET, SUITE 1210
MIAMI, FLORIDA 33128
(305) 375-2800

PERMITTING AND INSPECTION OFFICE

11805 S.W. 26 Street
MIAMI, FLORIDA 33175

- ☐ IMPACT FEE SECTION
(786) 315-2670 • SUITE 145
- ☐ ZONING INSPECTION SECTION
(786) 315-2660 • SUITE 223
- ☐ ZONING PERMIT SECTION
(786) 315-2666 • SUITE 106
- ☐ ZONING PLANS PROCESSING SECTION
(786) 315-2650 • SUITE 113

October 25, 2002

JANIS H. BARROW, ET AL
c/o Janis Barrow
P.O. Box 901526
Miami, Florida 33090

Re: Hearing No. 02-4-CZ14-1
Location: 26025 & 26145 S.W. 194 Avenue, Miami-Dade County, Florida

Dear Applicant:

Enclosed herewith is Resolution No. CZAB14-5-02, adopted by the Miami-Dade County Community Zoning Appeals Board 14, which approved Items #1 and Item #2 on the above described property. Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required.

Once the use has been established, failure to maintain compliance with any of the required conditions will result in the immediate issuance of a civil violation notice for each condition violated. Each ticket issued will require payment of a daily monetary fine in the amount of \$500.00.

If there are any anticipated changes from the plan submitted for the hearing, a plot use plan should be submitted to this department in triplicate before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

Application for necessary permits and/or Certificate of Use permits should be made with this Department, or the Building Department as appropriate. At time of permit application you must provide a copy of this resolution.

You are hereby advised that the decision of the Community Zoning Appeals Board may be appealed by an aggrieved party and that if an appropriate appeal is timely filed, any building permit sought or obtained shall be solely at the risk of the party obtaining said permit.

Copies of any court filings concerning this matter should be served upon both my office and:

Robert A. Ginsburg, County Attorney
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128-1993

The County Attorney is not permitted to accept official service of process.

Sincerely,

Earl Jones
Deputy Clerk

Enclosures